



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☒ Certified Survey Map Approval
  - ☐ Preliminary Plat Approval
  - ☐ Final Plat Approval
  - ☐ Replat
  - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: A-S; Small Lot Agriculture

6. Current Owner of Property: William Dunn

Address: 6055 Whalen RD

Phone No: (608) 212-9400

7. Contact Person: Dave Bruce - Coldwell Banker Commercial Success

Email: dave@bruce-realestate.com

Address: 2920 Marketplace Dr. Suite 202

Phone No: (608) 225-7669

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: William D. Dunn

Owner's or Authorized Agent's Signature

William D. Dunn

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 7/6/2018

Ordinance Section No. \_\_\_\_\_

Fee Paid: \$1,025.00

Permit Request No. CS-2228-18

R# 1.17240  
y 7/6/2018

**CERTIFIED SURVEY MAP NO.**

DIVISION OF OUTLOT 4 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

W 1/4 CORNER SECTION 8-T6N-R9E FOUND  
BRASS CAP IN CONCRETE MONUMENT  
N: 458,605.67 (458,605.62)  
E: 799,449.21 (799,449.18)

SW-NW 1250.59'  
NW-SW 100'  
NE-SW 80.04'

LOT 1 CSM NO. 14235

WISDOT RIGHT-OF-WAY, FORMERLY WISCONSIN AND CALUMET RAILROAD, ALSO KNOWN AS BADGER STATE TRAIL

OUTLOT 1 SB-NW FITCHBURG BUSINESS PARK

LOT 1 CSM NO. 9367

LOT 2 CSM NO. 14004 PER FITCHBURG BUSINESS PARK (N 88° 50' 15" E )

N 89° 14' 25" E 875.77'

SIXTH ADDITION TO SEMINOLE FOREST LOT 242

3/4" REBAR FOUND AT PREVIOUS 66'

482.30'

CENTER OF SECTION 8-T6N-R9E FOUND CITY OF MADISON BRASS CAP IN CONCRETE MONUMENT  
N: 458,640.26 (458,640.42)  
E: 802,057.64 (802,057.69)

EXISTING TRANSMISSION TOWER

PER TOWN OF FITCHBURG REMONUMENTATION MAP

OUTLOT 3 69,613 SQ. FT.  
OR 1.60 ACRES  
"DEDICATED TO THE PUBLIC" FOR STORMWATER MANAGEMENT PURPOSES

THERE ARE NO STRUCTURES OTHER THAN ELECTRICAL TOWERS LOCATED ON THE ENTIRE PARCEL.

LOT 1 665,827 SQ. FT.  
OR 15.29 ACRES

OUTLOT 4 CSM NO. 14388

SUB-ZERO PARKWAY EXISTING 80' WIDE PUBLIC RIGHT-OF-WAY EASEMENT "DEDICATED TO THE PUBLIC"

65.03'

80.04'

S 2° 35' 46" E 371.47'

S 2° 02' 10" W 894.70'

S 2° 35' 46" E 326.89'

S 89° 06' 48" W 556.88'

N 89° 06' 48" E 540.11'

LOT 2 146,191 SQ. FT.  
OR 3.36 ACRES

2" IRON PIPE FOUND ON LINE NW-SW

2" IRON PIPE FOUND 0.19' EAST AND 0.17' NORTH OF LINE NE-SW

S 89° 07' 24" W 560.94' (N 88° 43' 26" E PER CSM 8023 560.95')

LOT 2 CSM NO. 8023

SEE DETAIL ON SHEET 3 OF 4 FOR MONUMENTS FOUND

SOUTH SEMINOLE HIGHWAY

LOT 1 CSM NO. 14645

ASTOR DRIVE ADDITION TO STONER PRAIRIE

LOT 1 CSM NO. 14388

WISCONSIN LAND SURVEYOR JULIUS W. SMITH S-3091 CROSS PLAINS WISCONSIN

LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 2" REBAR FOUND
- 3/4" REBAR SET 2.55 LB/FT
- 1-1/4" REBAR SET 4.18 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EXISTING ELECTRICAL STRUCT.
- (XXX) RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF OCTOBER 23RD, 2017 .
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH . THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 89° 14' 25" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR EASEMENT DETAILS.

NORTH

0' 100' 200'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89° 14' 25" E	95.05'
L2	S 55° 53' 21" W	116.36'
L3	S 62° 07' 00" E	83.05'

PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
[www.wyserengineering.com](http://www.wyserengineering.com)

PREPARED FOR:  
BILL DUINN  
6055 WHALEN ROAD  
VERONA, WI 53593

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 17-0458  
SHEET NO: 1 of 4

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C.S.M. NO. \_\_\_\_\_

File: W:\2017\170458\_Dunn - Seminole Business Park\dwg\170458\_Dunn CSM 1 OF 4 User: Jule Plotted: Jun 26, 2018 - 11:06am

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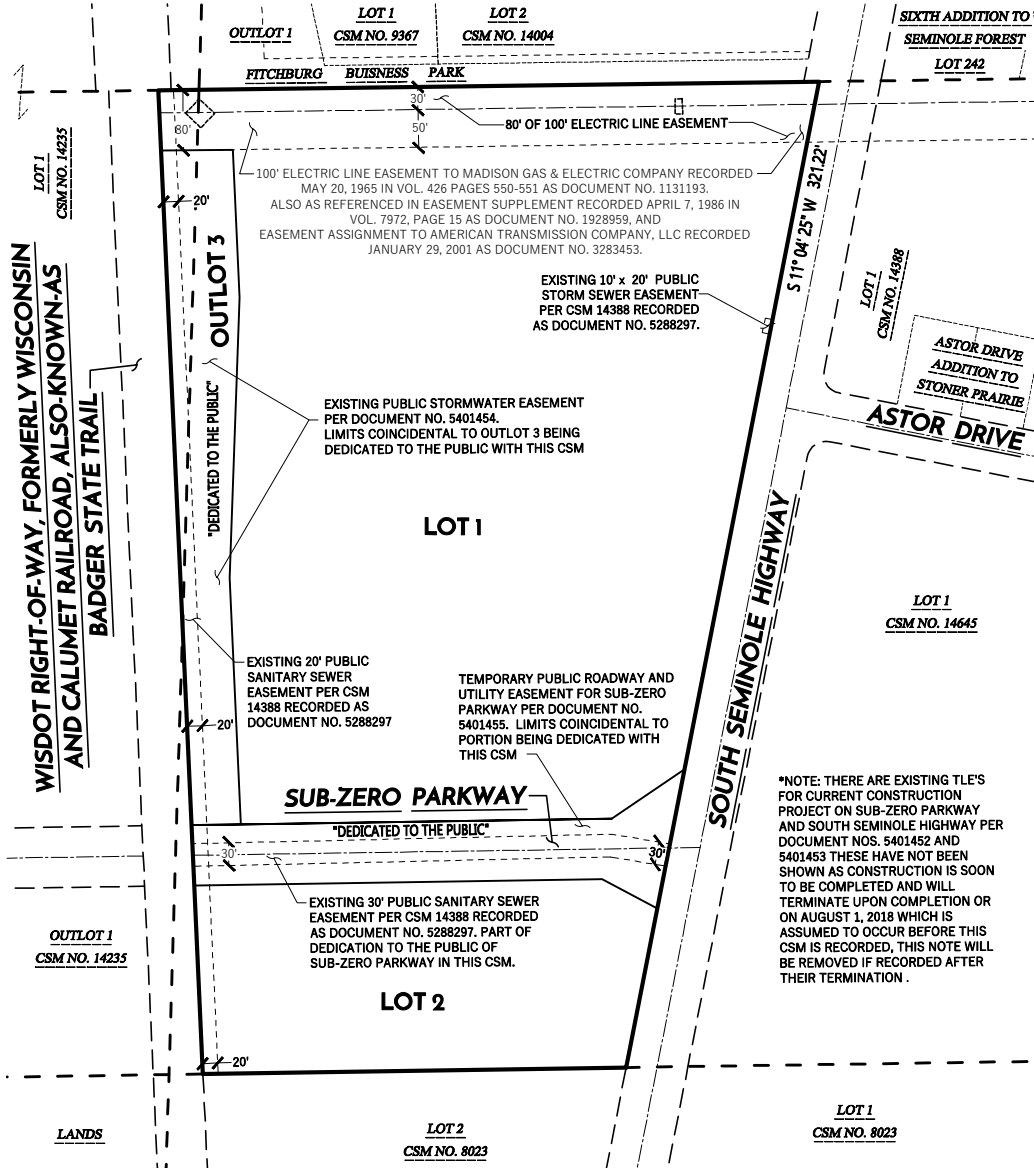
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EASEMENT DETAIL



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EXISTING ELECTRICAL STRUCT.

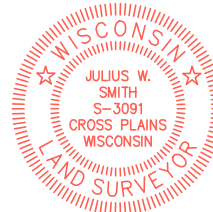
NOTES:

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0' 100' 200'

\*NOTE: THERE ARE EXISTING TLE'S FOR CURRENT CONSTRUCTION PROJECT ON SUB-ZERO PARKWAY AND SOUTH SEMINOLE HIGHWAY PER DOCUMENT NOS. 5401452 AND 5401453 THESE HAVE NOT BEEN SHOWN AS CONSTRUCTION IS SOON TO BE COMPLETED AND WILL TERMINATE UPON COMPLETION OR ON AUGUST 1, 2018 WHICH IS ASSUMED TO OCCUR BEFORE THIS CSM IS RECORDED, THIS NOTE WILL BE REMOVED IF RECORDED AFTER THEIR TERMINATION.



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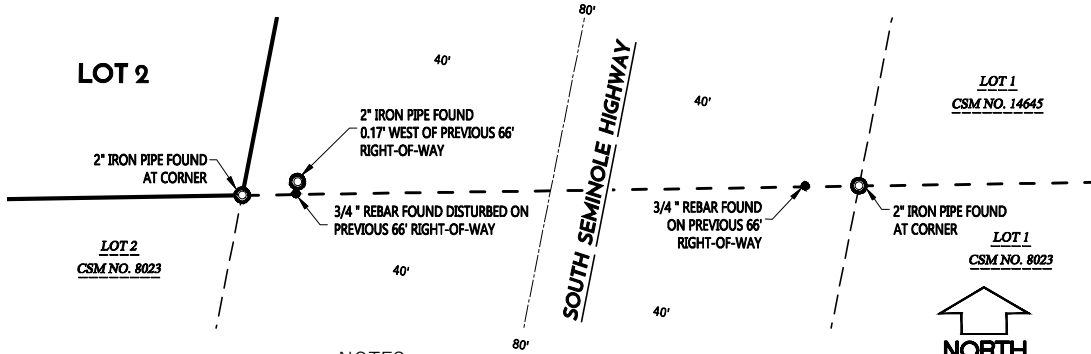
PROJECT NO: 17-0458  
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### MONUMENT DETAIL



### LEGEND

- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE

### NOTES:

- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 89° 14' 25" E
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### LEGAL DESCRIPTION

OUTLOT 4 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. SUBJECT TO SUB-ZERO PARKWAY RIGHT-OF-WAY.

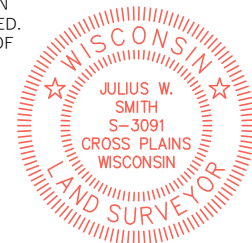
SAID PARCEL CONTAINS 936,411 SQUARE FEET OR 21.50 ACRES INCLUDING RIGHT-OF-WAY, OR 881,631 SQUARE FEET OR 20.24 ACRES WITHOUT EXISTING 80 FOOT RIGHT-OF-WAY OF SUB-ZERO PARKWAY.

### SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION WILLIAM D. DUNN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_



File: W:\2017\170458\_Dum - Seminole Business Park\Map\170458\_Dum CSM 2018.dwg Layout: CSM 3 of 4 User: jls Plotter: Jun 26, 2018 11:10am



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SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 17-0458  
SHEET NO: 3 of 4

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**OWNER'S CERTIFICATE**

I, WILLIAM D. DUNN, AS OWNER, HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 WISCONSIN STATUTES, TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

BY: \_\_\_\_\_  
WILLIAM D. DUNN

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

THE ABOVE NAMED WILLIAM D. DUNN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

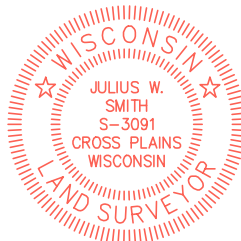
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN      MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF FITCHBURG APPROVAL**

THIS CERTIFIED SURVEY MAP, INCLUDING THE DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
PATTI ANDERSON,  
CITY CLERK, CITY OF FITCHBURG



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SHEET NO: 4 of 4

**OFFICE OF THE REGISTER OF DEEDS**

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS

DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY

MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS